

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP, LEED-GA
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

September 18, 2015

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
File
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the September 17, 2015 regular meeting:

1. Call to Order
 2. Sunshine Announcement
 3. Roll Call – *Loughlin, Jacobs, McCormack, Donnelly, McMahon*
 4. Swear in Staff
 5. Correspondence
 6. Old Business:
 7. Requests for Adjournment
-
8. Case: Z15-011 Preliminary and Final Major Site Plan
 Applicant: J.V.J. Enterprises, LLC
 Address: 414-416 First Street
 Attorney: James J. Burke, Esq
 Block: 11007 Lot: 13
 Zone: R-1, One and Two Family Housing District
 For: Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces
 “c” Variance: Minimum lot depth, Parking space dimensions, Tandem Parking spaces
 “d” Variance: Use, Height
 Decision: Adjourned to October 15, 2015 meeting

 9. Case: Z15-035 Minor Subdivision
 Applicant: Frank Peraza
 Address: 9-17 Gautier Avenue and 178 Kensington Avenue
 Attorney: Charles J. Harrington, III, Esq
 Block: 16203 Lot: 1, 2, 3 and 9.01
 Zone: R-1, One and Two Family Housing District
 For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.
 Decision: Adjourned to October 15, 2015 meeting

 10. Case: Z15-019 Preliminary and Final Major Site Plan
 Applicant: Frank Peraza
 Address: 9-17 Gautier Avenue and 178 Kensington Avenue
 Attorney: Charles J. Harrington, III, Esq
 Block: 16203 Lot: 9.01 and 9.02
 Zone: R-1, One and Two Family Housing District
 For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:
 Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot
 Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces
 “c” Variances: Parking aisle width, Minimum parking space dimensions
 “d” Variances: Use, Height
 Decision: Adjourned to October 15, 2015 meeting

Cont. on other side →→

11. Case: Z15-040 Preliminary and Final Major Site Plan
Applicant: 7-Eleven, Inc
Address: 2380 Kennedy Boulevard and 180 Clinton Avenue
Attorney: Jason R. Tuvel, Esq
Block: 18404 Lot: 1 and 34
Zone: R-1, One and Two Family Housing District
For: Conversion of an existing Auto Repair store that includes the demolition of the two-story office, to a 7-11 retail store. This includes improvements to the parking, landscaping, and site designs.
“c” Variances: Minimum parking aisle width
“d” Variances: Use
Decision: Adjourned to October 15, 2015 meeting

12. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ

- (1) Resolution of the Jersey City Zoning Board of Adjustment denying “d” variance #Z15-026 submitted by Zarrin Saeed (733 Garfield Ave.) B: 23703 Lot: 16
- (2) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan with “c” & “d” variances #Z15-023 submitted by Congress Street Properties, LLC (475 Central Ave.) B: 1506 Lot: 17
- (3) Resolution of the Jersey City Zoning Board of Adjustment approving minor site plan with “c” & “d” variances #Z15-037 submitted by 58 Giles, LLC (940 Pavonia Ave. aka 58 Giles Ave.) B: 10404 Lot: 29
- (4) Resolution of the Jersey City Zoning Board of Adjustment approving preliminary and final major site plan with “c” & “d” variances #Z14-035 submitted by Francisco Moran (105 Brunswick Street) B: 11006 Lot: 21

Brian Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON